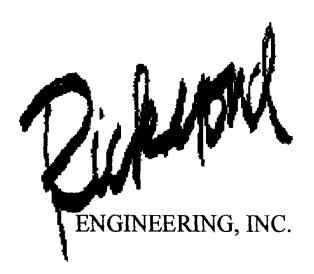
# Rezoning Application for 537A Second Street from R13 – High Density Single Family Residential District to GB – General Business District

August 2, 2004



REI Project No. 04230

Prepared for:
Daniel S. Jones, Williamsburg Furniture
537 Second Street
Williamsburg, Virginia 23185
Phone: 253-2508

rei@rickmond.com www.rickmond.com Prepared by: Rickmond Engineering, Inc. 1643 Merrimac Trail Williamsburg, VA 23185 Phone: 757-229-1776

Fax: 757-229-4683

#### 537A Second Street Rezoning Application

#### **Table of Contents**

Narrative		l
	•	
Site Description.		l

#### **ATTACHMENTS**

Attachment A	Rezoning Application
	Site Photos
Attachment D	Rezoning Plat
	Real Estate Assessment
Attachment F	Adjacent Property Owner Information

### **RECEIVED**

AUG 2 - 2004

PLANNING DIVISION COUNTY OF YORK

#### **NARRATIVE**

On behalf of Mr. Daniel S. Jones, Rickmond Engineering, Inc. is filing for the rezoning of 537A Second Street from High Density Single Family Residential District (R13) to General Business District (GB). The current land use is Category 10 - Commercial Retail #13 Household Furnishings, Furniture and Category 11 - Business/Professional Service, #6 Household Items Repair. Revising the zoning will bring the parcel into compliance with the latest zoning ordinance.

#### SITE DESCRIPTION

The site is approximately 0.239 acres to the rear of Williamsburg Furniture that is located at 537 Second Street. The Parcel contains a small portion of the back of Williamsburg Furniture, a gravel access leading to Second Street and various scrub vegetation. Holiday Chevrolet – Cadillac, Inc. (formerly the Greener Side) bounds the property to the Southeast, Lois Hornsby to the West, Ebby's Auto Painting/Collision to the Northwest and Williamsburg Furniture to the Northeast.. Adjacent property owner information is located in Attachment F.

## ATTACHMENT A REZONING APPLICATION



## **COUNTY OF YORK, VIRGINIA**

Application for Zoning Map Amendment, Special Use Permit, Planned Development, Special Exception, Yorktown Village Activity

1. APPLICATION FOR (check the appropriate box below):	DO NOT WRITE IN THIS BOX		
Zoning Map Amendment (Rezoning) from R13 to GB  Special Use Permit  Planned Development Special Exception – SE (check the appropriate box below) Height Limitation (§ 24.1-231) Expansion of a Nonconforming Use (§ 24.1-801) Access (§ 24.1-252) Other (§  Yorktown Village Activity – YVA  PROPOSED USE OR ACTIVITY: Category 10 – 6	Commercial Retail #13 Household Furnishings, Furniture		
<u> </u>	Business/Frofession Service		
i	#6 Household Items Repair		
2 ADDITICANT INFODMATION	3 PROPERTY DESCRIPTION		
2. <u>APPLICANT INFORMATION</u>	3. PROPERTY DESCRIPTION		
Daniel S. Jones	Address (if any): 537A Second Street		
Name - Individual(s), business, or organization	Tax Assessor's Parcel Number(s) as listed on the York County Tax		
Williamsburg Furniture	Maps: 010 16		
c/o (If business or organization)			
537 Second Street	Name of Subdivision (if applicable): N/A		
Street Address or P.O. Box			
Williamsburg, VA 23185	Section: N/A Block: N/A Lot: N/A		
City/State/Zip 253-2508	Zoning District: R13		
Daytime Phone Number	Total Area (in acres or square feet): 0.239 Acres		
Daytime Phone Number N/A	Location/Property Description: Located Northeast of		
FAX Number Email address	the Second Street (Route 162) and Merrimac		
Dimin address	Trail (Route 143) intersection directly behind		
Applicant's Status (check the appropriate box below):	or Southwest of Williamsburg Furniture		
	The state of the s		
Property Owner	NOTE: FOR ANY APPLICATION TO REZONE ONLY A		
Property Owner's Agent Contract Purchaser	PORTION (OR PORTIONS) OF A PARCEL (OR PARCELS), A		
GORGAGE PUICHASCI	METES AND BOUNDS DESCRIPTION MUST BE ATTACHED.		
NOTE: IF THE APPLICANT IS A CORPORATION, LIMITED PARTNERSHIP, ETC., A LISTING OF ALL PRINCIPALS MUST BE ATTACHED.			
4. PREVIOUS PERMITS			
List below any special use permits, conditional rezonings, speci that have previously been approved for the property that is the s	ial exceptions, or Yorktown Village Activity development proposals subject of this application:		
Application Number Applicant's Name	Data of Issues   State of the s		
N/A Applicant's Name N/A N/A	Date of Issuance Status (active, expired)  N/A  N/A		
#			

٥.	ATTACHMENTS	
	SKETCH PLAN - Required for UP, PD, SE, and YVA Applic	ations
]	Scale should be appropriate to the project (generally be	etween 1" = 20' and 1" = 100')
	• The sketch plan must show how the proposed use wil	l be developed on the property, including existing and proposed
1	physical improvements.	proposed
	<ul> <li>Ten (10) copies are required; twenty (20) copies for Pl</li> </ul>	anned Developments
	<ul> <li>Plans must be folded to approximately 8" x 11" and n</li> </ul>	nust include an 8" x 11" or 11" x 17" reduction
CZE	SURVEY PLAT OF PROPERTY – Required for Rezoning A	pplications
	TRAFFIC IMPACT ANALYSIS (See Section 24.1-251 of the	Zoning Ordinance)
	<ul> <li>A traffic impact analysis is required for any proposed</li> </ul>	development that will generate either 100 trip ends during a peak
	hour or 1,000 trip ends during a 24-hour period.	
DX.	ADDITIONAL NARRATIVE DESCRIPTION/INFORMAT	ION (optional)
İ	• Please provide any additional information, drawings, b	uilding renderings, and other descriptions that will help the staff,
	Planning Commission, and Board of Supervisors more	fully understand the proposed use.
	CONDITIONAL ZONING PROFFER STATEMENT (See	Section 24.1-114 of the Zoning Ordinance)
ĺ	voluntarily proffer in writing reasonable conditions	deration of a rezoning application, the property owner(s) may
	Ordinance. PROFFER STATEMENTS MUST BE SI	that are in addition to the regulations set forth in the Zoning
	SPECIAL REQUIREMENTS FOR YORKTOWN VILLAG	UNDER OF THE PROPERTY OWNER(S).  TO ACTIVITY ADDITION
	Overall Signage Plan	E ACTIVITY ATTLICATION
[	Plan for accommodating pedestrian, bicycle, automobile, an	d trolley traffic, parking, and loading demands
	FILING FEE (check made payable to Treasurer, County of Yo	rk)
	Rezoning - \$450.00 plus \$5.00 per acre	
I	Planned Development - \$450.00 plus \$10.00 per acre	
Į .	Special Use Permit - \$300.00	
1	Special Exception	
à	<ul> <li>Height Limitation, Expansion of a Nonconforming Use</li> <li>All others - \$200.00</li> </ul>	- \$150.00
6.	AUTHORITY FOR APPLICATION	
Thi	s application must be signed by the orman(s) - 5 st 1	
con	s application must be signed by the owner(s) of the subject proposent, which may be in the form of a hinding contract of rele	erry or must have attached to it written evidence of the owner's
auth	sent, which may be in the form of a binding contract of sale norizing the applicant to act as his or her agent. Signing this applicant to act as his or her agent.	ignation shall constitute the arrest of a letter signed by the owner(s)
ente	er onto the property for the purpose of conducting site analyses an	d posting of signs notifying the public of this application
1		as possing of signs notifying the public of this application.
PRO	OPERTY OWNER(S):	AGENT REPRESENTING THE APPLICANT:
		(if other than the owner)
L	Daniel S. Jones	Mike Baust
Nam	e	Name
N	I/A	
Name	8	Rickmond Engineering, Inc.
. 5	37 Second Street	Firm (if applicable) 1643 Merrimac Trail
·	t Address or P.O. Box	
W	illiamsburg, VA 23185	Street Address or P.O. Box
	State/Zip	Williamsburg, VA 23185 City/State/Zip
	53-2508	229–1776
Dayti	me Phone Number	Daytime Phone Number
<u></u>	N/A	229-4683 mbaust@rickmond.com
FAX	Email address	FAX Number Email address
Ciama	1 Abrahan 1 Joseph	Mile 1). The Enter address
Signa	N/A	Signature
Signa		
S.1.a	············	
A	LL APPLICATIONS ARE ACCEPTED ON A CONDUCTOR	AT DACIO ED EIDONG
D	LL APPLICATIONS ARE ACCEPTED ON A <u>CONDITION</u> EEMED INCOMPLETE, IT WILL BE RETURNED TO TH	AL BASIS. IF, UPON REVIEW, THE APPLICATION IS
	The state of the s	LAPPLICANT AND WILL NOT DE DI ACED ON DITE
	PLANNING COMMISSION'	o Milling Agenda.

York County Planning Division ●P. O. Box 532 ★ 120 Alexander Hamilton Blvd ●Yorktown, Virginia 23690-0532 Phone: (757) 890-3404 ★ FAX: (757) 890-3399



ATTACHMENT C SITE PHOTOS



Northeast view of the drive access along the Northwestern boundary of 537A Second Street



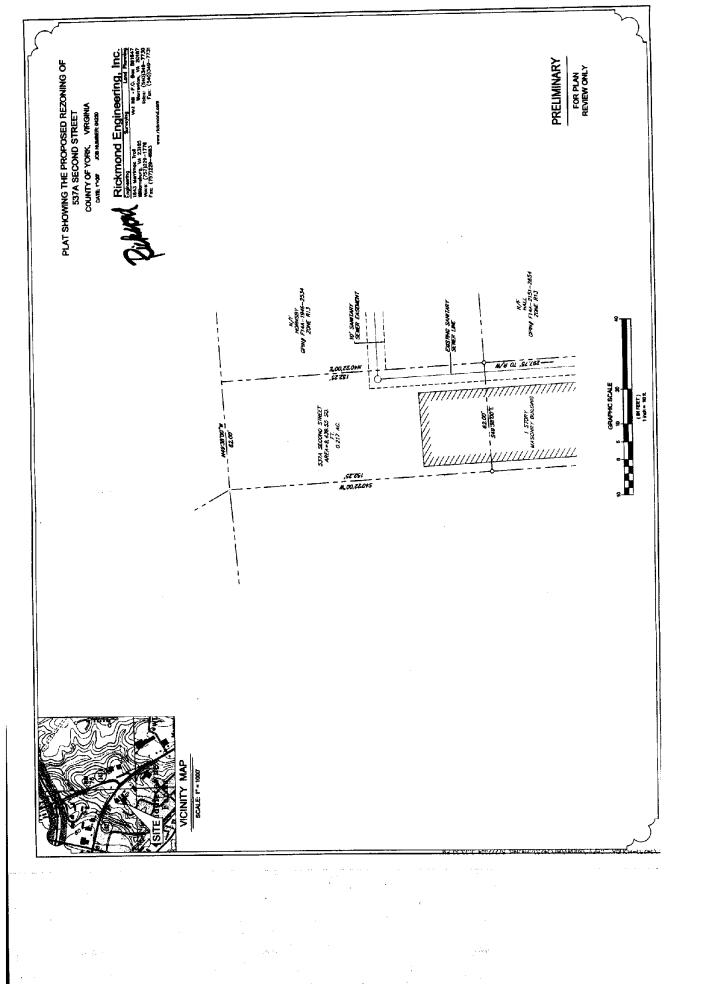
Southeast view from the Northwest boundary of 537A Second Street.



Eastern view of 537A Second Street from the Northwest boundary.



ATTACHMENT D REZONING PLAT



## Special Use Permit Application

Holiday Chevrolet – Cadillac, Inc. 539 and 543 Second Street

**GB** – General Business District

Auto or Light Truck Sales, Rental, Service With Body Work and Painting

August 2, 2004



REI Project No. 04230

Prepared for: Art Hudgins 543 Second Street Williamsburg, Virginia 23185

Phone: 253-1960 Phone: 220-1526 Prepared by: Rickmond Engineering, Inc. 1643 Merrimac Trail Williamsburg, VA 23185 Phone: 757-229-1776

Fax: 757-229-4683

rei@rickmond.com www.rickmond.com

## 543 AND 539 SECOND STREET SPECIAL USE PERMIT

#### **Table of Contents**

Narrative	1
Site Description	1
Drainage Improvements	1
Environmental Considerations	1
Traffic	2
Landscaping	2

#### **ATTACHMENTS**

Attachment A	Special Use Permit
Attachment B	Aerial Photograph
	Existing & Proposed Site Conditions
	Building Floor Plan
	Elevation Renderings
Attachment F	Site Renderings
	Site Photos
	Adjacent Property Owner Information

## RECEIVED

AUG 2 - 2004

#### **NARRATIVE**

On behalf of Mr. Art Hudgins, Rickmond Engineering, Inc. is filing for a Special Use Permit for 543 and 539 Second Street. The zoning for each parcel is General Business District (GB). By purchasing the Greener Side Parcel (539 Second Street), Mr. Hudgins hopes to create additional display area which is greatly needed for a successful business. This Permit will bring the current land use of Category 12 – Motor Vehicle / Transportation, #5 Auto or Light Truck Sales, Rental, Service with Body Work and Painting into compliance with the latest zoning ordinance.

#### SITE DESCRIPTION

The combined parcel area is 5.096 acres to the south of the intersection of Merrimac Trail and Second Street. The total site is comprised of Holiday Chevrolet – Cadillac and the property that was formerly the Greener Side. These properties contain buildings, parking, and gravel lots. The referenced site is bounded by a hotel and restaurant to the southeast, Middletown Farms development to the west, Ebby's Auto Painting/Collision to the Northwest, and Williamsburg Furniture to the Northeast. Adjacent property owner information is located in Attachment F.

#### DRAINAGE IMPROVEMENTS

The Holiday Chevrolet-Cadillac, Inc. parcels are located in the Queen Creek watershed. Drainage from the front two-thirds of the properties is directed to the roadside drainages and discharge to the northwest to an intermittent stream. The rear portions of the lots drain to a ditch that parallels the southern property lines of the sites. The ditch flows southeast to a culvert pipe. The culverted drainage system flows to the northeast and discharges to an intermittent drainage system that is also part of the Queen Creek watershed.

No additional net impervious surface is planned for the properties as the existing development on the sites (asphalt, buildings, and gravel lots) covers the majority of the land. A portion of the existing asphalt and concrete will be removed with the installation of landscape yards around the perimeter of the lot and building. There will be a ten percent reduction for water quality for the disturbed areas as required by York County's Chesapeake Bay Preservation Act regulations.

#### **ENVIRONMENTAL CONSIDERATIONS**

As the property is expected to be within the Resource Management Area (RMA) a Water Quality Impact Assessment is anticipated to be performed for the site. Additionally, a perennial stream assessment will be performed for the streams to the northeast and southwest of the properties. This assessment will determine if the Chesapeake Bay

Preservation Act buffers will affect the site. These assessments will be performed at the time of the site plan.

#### **TRAFFIC**

No traffic study is required at this time per our discussions with Mr. Tony Handy of the Virginia Department of Transportation. A small right turn taper will be designed for site plan submission.

#### **LANDSCAPING**

Landscape yards are shown on the proposed site conditions map in the appendix section of this submission. These yards will require the removal of some impervious area. The interior lot line will be evacuated therefore eliminating a ten foot landscape yard at the shared property line. Landscape design will be submitted during the site plan process.

I:\04230-HOLIDAY\_CHEVY\Rezoning Application\Summary.doc

ATTACHMENT A SPECIAL USE PERMIT

-		



## **COUNTY OF YORK, VIRGINIA**

Application for Zoning Map Amendment, Special Use Permit, Planned Development, Special Exception, Yorktown Village Activity

Associative Falter State 1781	
	DIG MOX WRITE IN THIS BOX
1. <u>APPLICATION FOR</u> (check the appropriate box below):	DOWN WHITE IN THIS DOX
Zoning Map Amendment (Rezoning) from to to to	
	- Motor Vehicle/Transportation
PROPOSED USE OR ACTIVITY: Category 12 -	#5 Auto or Light Truck Sales, Rental, Service
	with a body work and painting.
	1 PROPERTY PERCENTAGE
2. <u>APPLICANT INFORMATION</u>	3. PROPERTY DESCRIPTION
Mr. Art Hudgins	Address (if any): 539 & 543 Second Street
Name - Individual(s), business, or organization	Tax Assessor's Parcel Number(s) as listed on the York County Tax
Holiday Chevrolet-Cadillac, Inc.	Maps: 010 18 & 010 19
c/o (If business or organization)	
543 Second Street	Name of Subdivision (if applicable): N/A
Street Address or P.O. Box	
Williamsburg, VA 23185	Section: N/A Block: N/A Lot: N/A
City/State/Zip	Zoning District: General Business, BG
253-1960 Daytime Phone Number	Total Area (in acres or square feet): 5.13 Acres Combined
Daytime Phone Number 253-0130 N/A	Location/Property Description: Located Southwest of
FAX Number Email address	the Second Street (State Route 162) and
Applicant's Status (check the appropriate box below):	Merrimac Trail (State Route 143) Intersection.
Property Owner	NOTE: FOR ANY APPLICATION TO REZONE ONLY A
☐ Property Owner's Agent	PORTION (OR PORTIONS) OF A PARCEL (OR PARCELS), A
☐ Contract Purchaser	METES AND BOUNDS DESCRIPTION MUST BE ATTACHED.
<u>NOTE</u> : IF THE APPLICANT IS A CORPORATION, LIMITED PARTNERSHIP, ETC., A LISTING OF ALL PRINCIPALS MUST BE ATTACHED.	
4. PREVIOUS PERMITS	
	ial exceptions, or Yorktown Village Activity development proposals subject of this application:
Application Number Applicant's Name	
Application Number Applicant's Name  N/A N/A	N/A Status (active, expired)

5.	ATTACHIVIENTS				
ГÐ	SKETCH PLAN - Required for UP, PE	, SE, and YVA Application	ons		
-		ka espaiast i ganeraliv Driw	Pen 1 - 201 anu 1 -	100')	
	<ul> <li>The sketch plan must show how</li> </ul>	w the proposed use will b	developed on the pr	operty, including existing	g and proposed
	physical improvements.  Ten (10) copies are required; two	venty (20) copies for Plant	ed Developments		
	<ul> <li>Plans must be folded to approx</li> </ul>	imately 8" x 11" and mus	t include an 8" x 11"	or 11" x 17" reduction	
<u> </u>	SUDVEY PLAT OF PROPERTY - Re	equired for Rezoning App	ications	•	
ä	THE A PERSON TRADACT ANALYCIC (CAR	Section 24 1-251 of the %	oning Ordinance)		
_	<ul> <li>A traffic impact analysis is requ</li> </ul>	iired for any proposed dev	elopment that will ger	nerate either 100 trip ends	s during a peak
	hour or 1,000 trip ends during a	24-hour period.			
X	ADDITIONAL NARRATIVE DESCR	IPTION/INFORMATIC	IN (optional)	than descriptions that wil	I help the staff.
	Please provide any additional in Planning Commission, and Boa	ntormation, drawings, out	ung renderings, and o ly understand the prop	osed use	i norp wie owing,
П	CONDITIONAL ZONING PROFFEE	≥ STATEMENT (See Se	ction 24.1-114 of the 2	Loning Ordinance)	
	7dem to build a atropper C	are for favorable conside	ration of a rezoning a	application, the property	owner(s) may
	voluntarily proffer in writing	reasonable conditions th	at are in addition to	the regulations set form	in the Zoning
	Ordinance PROFFER STATE	MENTS MUST BE SIGI	ED BY THE PROPE	KTY OWNER(S).	9 - p
O,	SPECIAL REQUIREMENTS FOR Y	ORKTOWN VILLAGE	ACTIVITY APPLIC	ATIUN	
	<ul><li>Overall Signage Plan</li><li>Plan for accommodating pedestrian,</li></ul>	bicycle automobile and	rolley traffic, parking.	and loading demands	
<b>3</b>	FILING FEE (check made payable to I	reasurer. County of York	)	,	
-	Rezoning - \$450.00 plus \$5.00 per a	acre			
	Planned Development - \$450.00 plu	s \$10.00 per acre			
	Special Use Permit - \$300.00			•	
	Special Exception	En Monconforming Hea	K150 00	•	
	Height Limitation, Expansion o All others - \$200.00	I a Noncomorning Ose -	,150.00		
f	AUTHORITY FOR APPLICATION				
Th	is application must be signed by the own	er(s) of the subject proper	ty or must have attach	ed to it written evidence	of the owner's
co	sent, which may be in the form of a b	inding contract of sale w	ith the owner's signa	ture or a letter signed b	y the owner(s)
au	horizing the applicant to act as his or her er onto the property for the purpose of cor	agent. Signing this applic	noeting of signs notify	ne graming or aumorny n	lication.
en	er onto the property for the purpose of col	iducting site analyses and	posting of signs floory	ing the public of the app	iounom.
PF	OPERTY OWNER(S):			SENTING THE APPLI	CANT:
			(if other than the	owner)	
	William A. Hudgins		Mike Baust	•	
Na		· · · · · · · · · · · · · · · · · · ·	Name		
	Michael C. Hudgins		Rickmond E	ngineering, Inc.	
Na			Firm (if applicable)		
	543 Second Street		1643 Merri		
Str	eet Address or P.O. Box Williamsburg, VA 23185		Street Address or P.O. Williamsbu	Box arg, VA 23185	
77	y/State/Zip	· · · · · · · · · · · · · · · · · · ·	City/State/Zip	<del>-</del>	
<b> </b> ``	253–1960		229-1776		
Da	ytime Phone Number		Daytime Phone Numb	er	1
<b> </b> _	253-0131	N/A	229-4683	mbaust@rickmon	
FA	X Number	Email address	FAX Number	m H	Email address
	Mary Mary		Thurse Signature	Jams	
318	nature		Signature		
Sig	mature				
	ALL APPLICATIONS ARE ACCEPTE				
	DEEMED INCOMPLETE, IT WILL B				ED ON THE
Mi i	DY AN	NING COMMISSION'S	MEETING ACEND	A	



GERAPHIC IMPORMATION SYSTEMS
VISION OF COMPUTER SUPPORT SERVICES
partners of Flancial & Mangamet Services
WWW.YDRIKCOUNTY.GOV

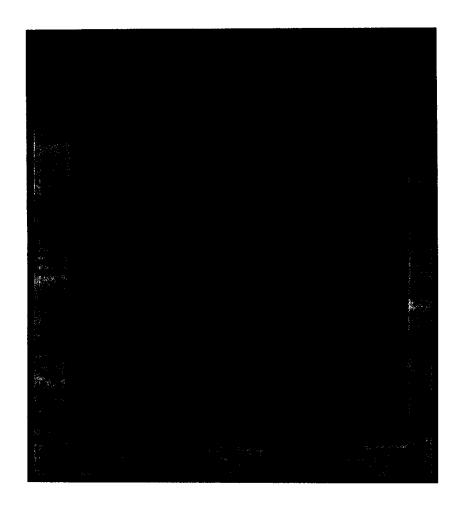
image Copyright 2002: VARGIS, LLC. Herndon, VA. All Rights Reserved.

543 SECOND STREET

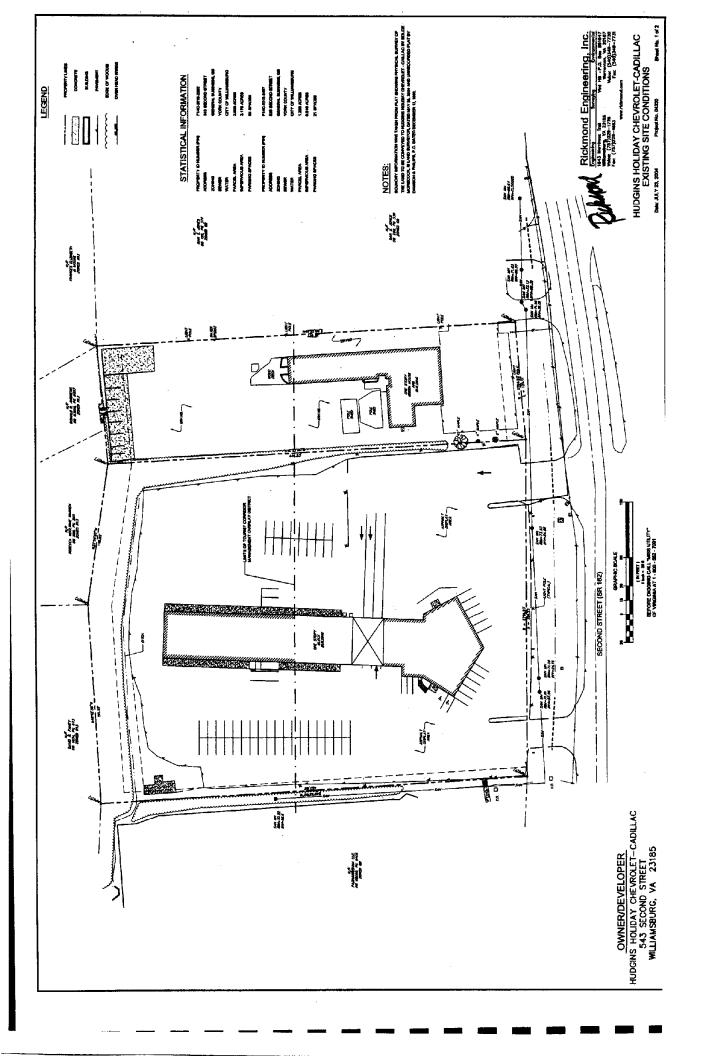
Цģ

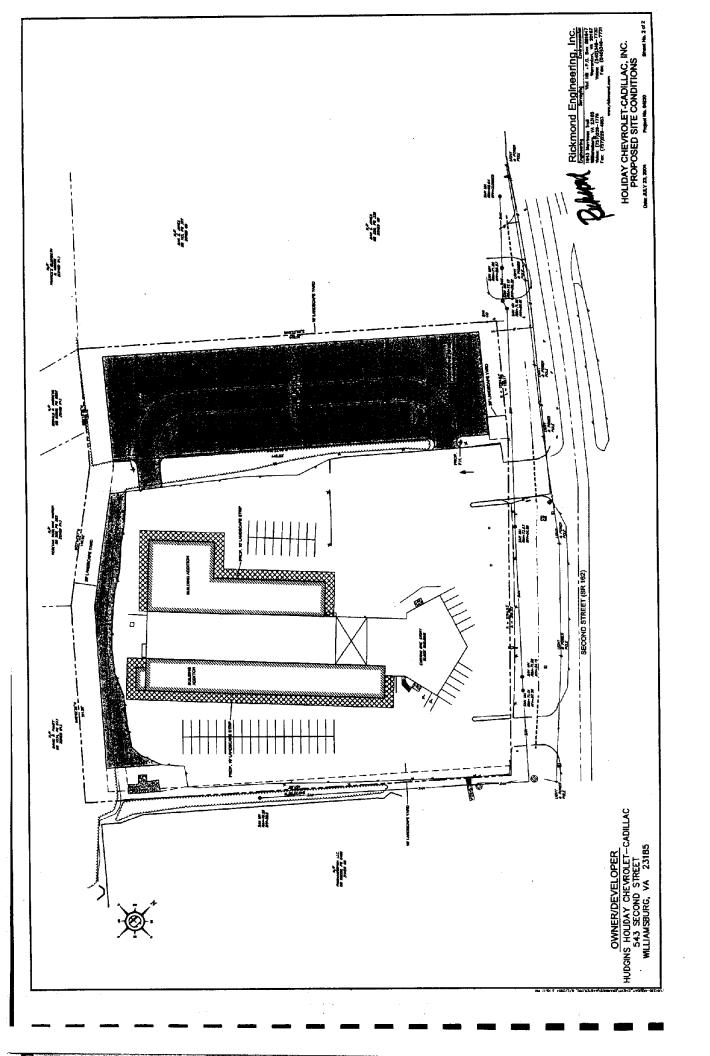
Flood Information Courtesy of: Federal Emergency Management Agency (FEMA) This flood data has not been certified. THIS IS NOT A LEGAL PLAT.

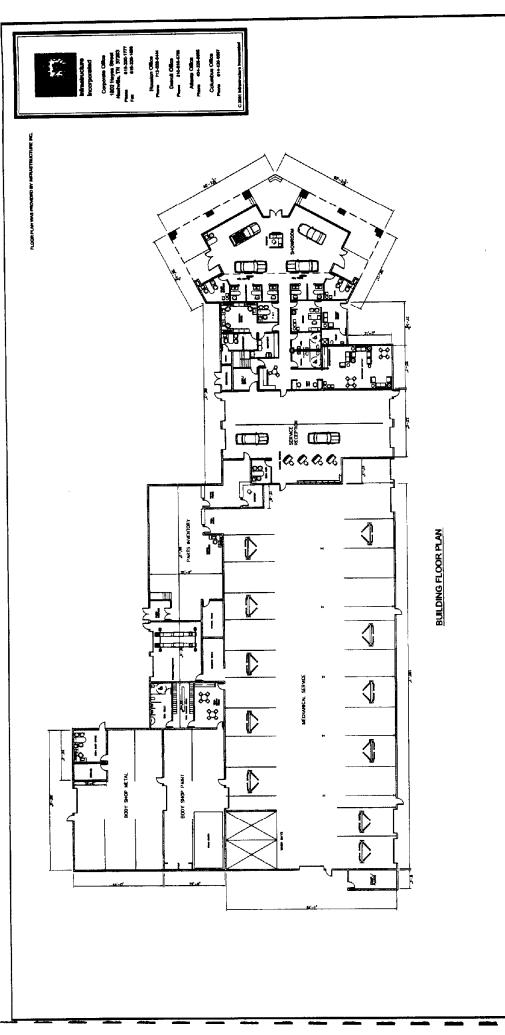
This map should be used for information purposes. It is not suitable for detailed site planning. ATTACHMENT C
EXISTING AND PROPOSED SITE CONDITIONS



NO CHANGES ARE PLANNED FOR THE EXISTING HOLIDAY CHEVROLET-CADILLAC, INC. SIGN







HOLIDAY CHEVROLET-CADILLAC, INC.

Rickmond Engineering, Inc.

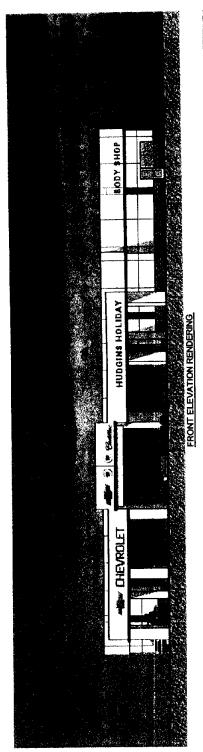
102 Inc. 10. Inc. 10

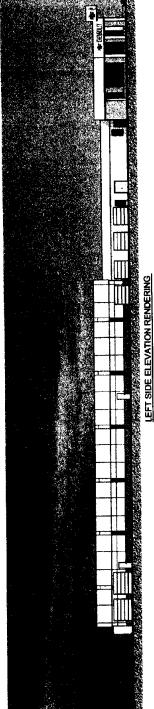
Date: AUGUST 2, 2004

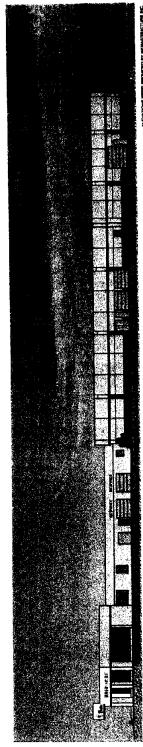
OWNER
ART HIDGINS
HOLIDAY CHENROLET-CAURLIAC, INC.
643 SECOND STREET
WILLIAMSBURG, VA. 23185

Project No. 04230

ATTACHMENT E ELEVATION RENDERINGS







RIGHT SIDE ELEVATION RENDERING

OWNER/DEVELOPER

ART HUDGINS
HOLIDAY CHEVROLET-CADILLAC, INC.
643 SECOND STREET
WILLIAMSBURG, VA. 22185

HOLIDAY CHEVROLET-CADILLAC, INC.

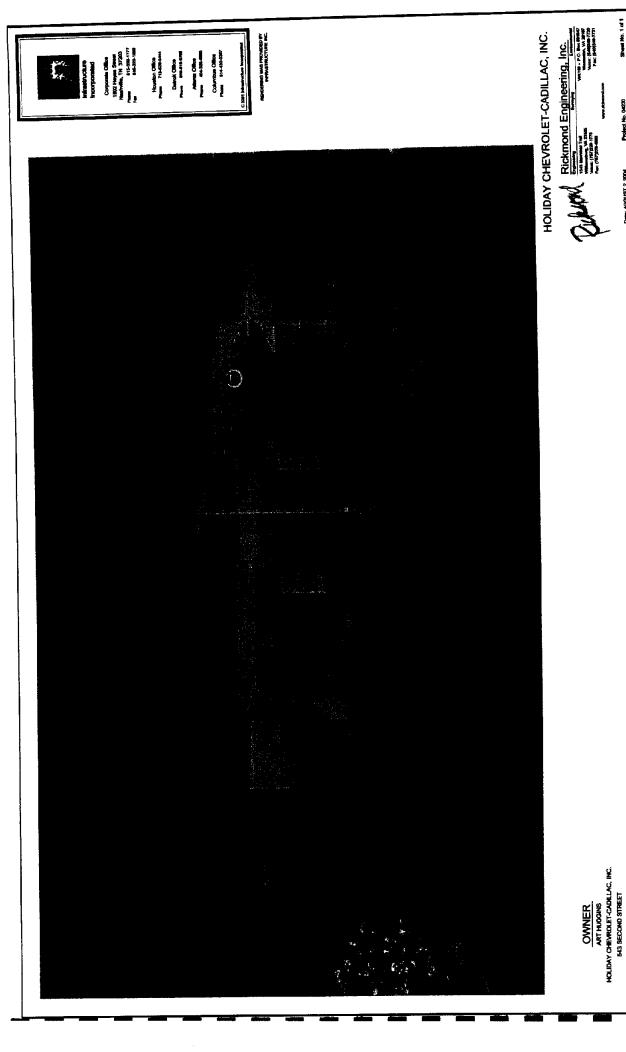
Rickmond Engineering, Inc.

Project No. 84230

Date: AUGUST 2, 2004

Sheet No. 10

ATTACHMENT F SITE RENDERINGS



Project No. 04230

Date: AUGUST 2, 2004

WILLIAMSBURG, VA 23185

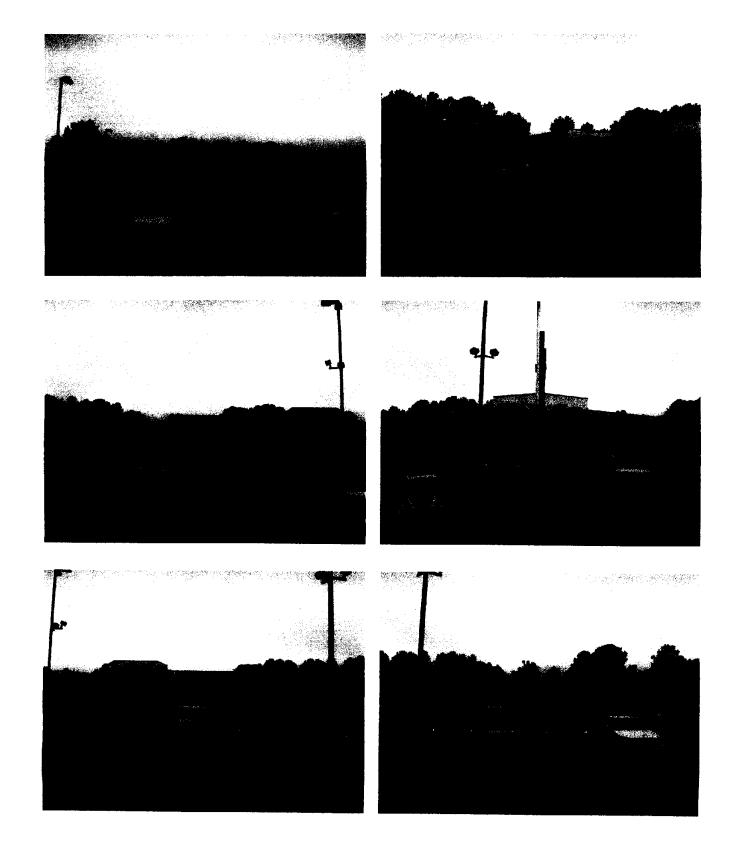
HOLIDAY CHEVROLET-CADILLAC, INC. Hitesatructural interpretation of control office (100 feets 1773) and the control office (100 feets 1773) and the control office office (100 feets 1773) and the control office o

Rickmond Engineering, Inc.

OWNER
ART HADGINS
HOLIDAY CHENROLET-CADALIAC, INC.
643 SECOND STREET
WILLIAMSBURG, VA 23165

Project No. 04230

ATTACHMENT G SITE PHOTOS

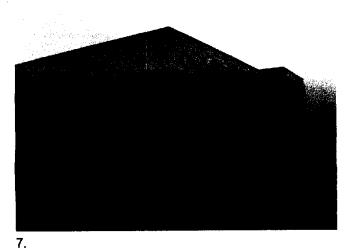


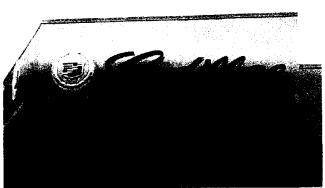


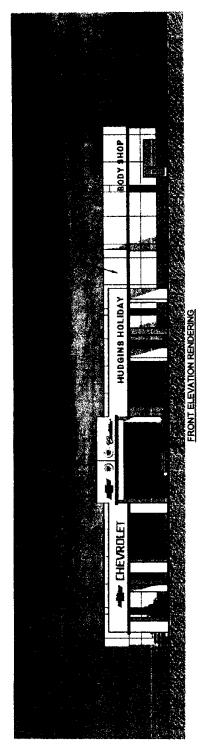














RECEIVED

OWNER/DEVELOPER PLANNING DIVISION COUNTY OF YORK ART HUDGINS

HOLIDAY CHEVROLET-CADILLAC, INC. 543 SECOND STREET

WILLIAMSBUPIG, VA 23185

NEW MATERIAL ON BUILDING SIDES SHALL BE MASONARY SPLIT FACE BLOCK

Rickmond Engineering, Inc. HOLIDAY CHEVROLET-CADILLAC, INC. ELEVATIONS WERE PROVIDED BY INTRASTRUCTURE INC.

Project No. 04230